



Project Name: Cedar Trace Senior Apartments

Site Location: 1501 Keller St
Evansville, IN 47710
Vanderburgh County

Project Type: New Construction

Owner: Cedar Trace Senior Apartments, LP
Terrence J. Keusch
4312 W Whiteland Rd
Bargersville, IN 46106

Developer: Pioneer Development Services, Inc.

# of Units at Each Set-Aside	Unit Mix
60% of AMI: 15	One Bedroom: 20
50% of AMI: 13	Two Bedrooms: 31
40% of AMI: 12	Three Bedrooms: 0
30% of AMI: 11	Four Bedrooms: 0
Market: 0	Total: 51

Total Development Cost: \$6,489,000

RHTC's Requested: \$638,069
RHTC's Recommended: \$638,069

Home Funds Requested: \$0
Home Funds Recommended: \$0

Development Fund Request: \$0
Development Fund Recomm: \$0

Application Number: 2012A-C-007
BIN Number: IN-13-00100
DF Award Number: N/A
HOME Award Number: N/A

Final Score: 162.25

Set Aside: Large City





Project Name: Clark's Crossing

Site Location: 300 N Sixth St
Vincennes, IN 47591
Knox County

Project Type: Acquisition/Rehabilitation

Owner: Clark's Crossing, LP
Duane Miller
8900 Keystone Crossing, Ste 1200
Indianapolis, IN 46240

Developer: Vision Communities, Inc/Flaherty & Collins

# of Units at Each Set-Aside	Unit Mix
60% of AMI: 14	Zero Bedrooms: 2
50% of AMI: 13	One Bedroom: 35
40% of AMI: 11	Two Bedrooms: 10
30% of AMI: 9	Three Bedrooms: 0
Market: 0	Total: 47

Total Development Cost: \$12,717,429

RHTC's Requested: \$1,015,863
RHTC's Recommended: \$1,015,863

Home Funds Requested: \$395,000
Home Funds Recommended: \$395,000

Development Fund Request: \$300,000
Development Fund Recomm: \$300,000

Application Number: 2012A-C-009
BIN Number: IN-13-00200
DF Award Number: DFL-013-163
HOME Award Number: HM-012-007

Final Score: 170.50

Set Aside: Preservation





Project Name: Clifton Square

Site Location: 1100 & 1101 W. 30th St.
Indianapolis, IN 46208
Marion County

Project Type: Rehab/New Construction

Owner: Clifton Square LP
Gary Hobbs
5902 E. 34th St.
Indianapolis, IN 46218

Developer: BWI, LLC

# of Units at Each Set-Aside	Unit Mix
60% of AMI: 15	One Bedroom: 27
50% of AMI: 14	Two Bedrooms: 30
40% of AMI: 14	Three Bedrooms: 0
30% of AMI: 14	Four Bedrooms: 0
Market: 0	Total: 57

Total Development Cost: \$11,781,377

RHTC's Requested: \$1,091,084
RHTC's Recommended: \$1,091,084

Home Funds Requested: \$0
Home Funds Recommended: \$0

Development Fund Request: \$500,000
Development Fund Recomm: \$500,000

Application Number: 2012A-C-010
BIN Number: IN-12-00300
DF Award Number: DFL-013-167

Final Score: 166

Set Aside: Large City





Project Name: Downtown Terrace

Site Location: Main St, between 6th St and 7th St
Petersburg, IN 47567
Pike County

Project Type: Rehabilitation/New Construction

Owner: Downtown Terrace, LP
Jim Higgs
6628 E 9th St
Indianapolis, IN 46219

Developer: J Higgs Development/Pike County Progress Partners

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	11	Zero Bedrooms:	1
50% of AMI:	11	One Bedroom:	31
40% of AMI:	10	Two Bedrooms:	8
30% of AMI:	8	Three Bedrooms:	0
Market:	0	Total:	40

Total Development Cost: \$7,738,000

RHTC's Requested: \$728,460
RHTC's Recommended: \$728,460

Home Funds Requested: \$400,000
Home Funds Recommended: \$200,000

Development Fund Request: \$200,000
Development Fund Recomm: \$400,000

Application Number: 2012A-C-013
BIN Number: IN-13-00400
DF Award Number: DFL-013-160
HOME Award Number: HM-012-010

Final Score: 166.00
Set Aside: Elderly





Project Name: Hawks Arts and Enterprise Center

Site Location: 214 W. Jefferson Street
Goshen, IN 46526
Elkhart County

Project Type: Acquisition Rehab

Owner: Hawks Arts & Enterprise Center, LP.
Larry Gautsche
202 N. Cottage Avenue
Goshen, IN 46528

Developer: LaCasa, Inc.

of Units at Each Set-Aside

60% of AMI: 7
50% of AMI: 9
40% of AMI: 9
30% of AMI: 6
Market: 2

Unit Mix

One Bedroom: 0
Two Bedrooms: 33
Three Bedrooms: 0
Four Bedrooms: 0
Total: 33

Total Development Cost: \$6,853,742

RHTC's Requested: \$635,014

RHTC's Recommended: \$635,014

Home Funds Requested: \$400,000

Home Funds Recommended: \$400,000

Application Number: 2013A-C-017

BIN Number: IN-13-00500

HOME Award Number: CH-012-007

Final Score: 169

Set Aside: Not-for-Profit





Project Name: Historic Greensburg Square

Site Location: 225 N Broadway, 105 S Franklin
Greensburg, Indiana 47240
Decatur County

Project Type: Rehab

Owner: Historic Greensburg Square, LP
Mark Lindenlaub
1531 13th Street, Suite G-900
Columbus, Indian 47201

Developer: Housing Partnerships, Inc. –
Mark Lindenlaub

of Units at Each Set-Aside

60% of AMI: 11
50% of AMI: 11
40% of AMI: 10
30% of AMI: 8
Market: 0

Unit Mix

Zero Bedroom: 5
One Bedroom: 20
Two Bedrooms: 15
Three Bedrooms: 0
Four Bedrooms: 0
Total: 40

Total Development Cost: \$9,063,000

RHTC's Requested: \$763,139
RHTC's Recommended: \$763,139

Home Funds Requested: \$400,000
Home Funds Recommended: \$400,000

Development Fund Request: \$400,000
Development Fund Recomm: \$400,000

Application Number: 2013A-C-020
BIN Number: IN-13-00600
DF Award Number: DFL-013-164
HOME Award Number: CH-012-005



Final Score: 170.5

Set Aside: Rural





Project Name: Historic Jennings Apartments

Site Location: 1331 Broad Street
New Castle, IN 47362
Henry County

Project Type: Rehab

Owner: Historic Jennings Apartments LP
William Brown
PO Box 92187
Norcross, GA 30010

Developer: Historic Properties Jennings LLC

of Units at Each Set-Aside

60% of AMI: 5
50% of AMI: 5
40% of AMI: 5
30% of AMI: 5
Market: 0

Unit Mix

Zero Bedroom: 4
One Bedroom: 7
Two Bedrooms: 8
Three Bedrooms: 1
Four Bedrooms: 0
Total: 20

Total Development Cost: \$3,950,197

RHTC's Requested: \$355,341

RHTC's Recommended: \$355,341

Application Number: 2013A-C-021

BIN Number: IN-13-00700

Final Score: 161

Set Aside: Small City





Project Name: McKinley School Apartments

Site Location: 1501 Meadowlawn Avenue
Logansport, IN 46947
Cass County

Project Type: Acquisition Rehab/New Const.

Owner: McKinley Housing Partners, LP
James M. Wilson
3333 Founders Rd., Suite 120
Indianapolis, IN 46268

Developer: Crestline Development, LLC

of Units at Each Set-Aside

60% of AMI: 11
50% of AMI: 11
40% of AMI: 9
30% of AMI: 7
Market: 0

Unit Mix

One Bedroom: 19
Two Bedrooms: 19
Three Bedrooms: 0
Four Bedrooms: 0
Total: 38

Total Development Cost: \$6,051,320

RHTC's Requested: \$621,197

RHTC's Recommended: \$621,197

Home Funds Requested: \$0

Home Funds Recommended: \$0

Development Fund Request: \$0

Development Fund Recomm: \$0

Application Number: 2012A-C-026

BIN Number: IN-13-00800

DF Award Number: N/A

HOME Award Number: N/A

Final Score: 156.5



Set Aside:

Small City



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EQUAL OPPORTUNITY EMPLOYER AND HOUSING AGENCY

State of Indiana

Lieutenant Governor





Project Name: Meadow Park Apartments

Site Location: 601 Clinton Street, 1058 S. 4th
Clinton, IN 47842
Vermillion County

Project Type: Acquisition Rehab/New Const.

Owner: Meadow Park Apartments, LP
George B. Carey
P.O. Box 6
Clinton, IN 47842

Developer: Little Italy Festival Town, Inc.

of Units at Each Set-Aside

60% of AMI: 17
50% of AMI: 17
40% of AMI: 14
30% of AMI: 12
Market: 0

Unit Mix

One Bedroom: 14
Two Bedrooms: 30
Three Bedrooms: 8
Four Bedrooms: 8
Total: 60

Total Development Cost: \$7,950,353

RHTC's Requested: \$764,500

RHTC's Recommended: \$764,500

Home Funds Requested: \$400,000

Home Funds Recommended: \$200,000

Development Fund Request: \$500,000

Development Fund Recomm: \$500,000

Application Number: 2012A-C-027

BIN Number: IN-13-00900

DF Award Number: DFL-013-168

HOME Award Number: HM-012-008

Final Score: 167.5



Set Aside:

Community Impact



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EQUAL OPPORTUNITY EMPLOYER AND HOUSING AGENCY

State of Indiana

Lieutenant Governor





Project Name: Merici Village

Site Location: 5707-5709 Lawton Loop
Lawrence, IN 46215
Marion County

Project Type: Acquisition & Rehab

Owner: Merici Village Apartments, L.P.
Michael Petrie
11555 N. Meridian Street, Suite 400
Carmel, IN 46032

Developer: Affordable Midwest Housing Corp.

# of Units at Each Set-Aside	Unit Mix
60% of AMI: 5	One Bedroom: 16
50% of AMI: 5	Two Bedrooms: 0
40% of AMI: 5	Three Bedrooms: 0
30% of AMI: 5	Four Bedrooms: 4
Market: 0	Total: 20

Total Development Cost: \$3,643,000

RHTC's Requested: \$326,000
RHTC's Recommended: \$326,000

Home Funds Requested: \$400,000
Home Funds Recommended: \$0

Development Fund Request: \$250,000
Development Fund Recomm: \$400,000

Application Number: 2012A-C-028
BIN Number: IN-12-01000
DF Award Number: DFL-013-162

Final Score: 158.5

Set Aside: Small City





Project Name: Prince Street Cottages

Site Location: 200 Block of South Prince St
Princeton, IN 47670
Gibson County

Project Type: New Construction

Owner: Prince Street Cottages, LP
Chuck Heintzelman
8152 Castilla Dr
Indianapolis, IN 46236

Developer: MV Partners, LLC

# of Units at Each Set-Aside	Unit Mix
60% of AMI: 10	One Bedroom: 4
50% of AMI: 10	Two Bedrooms: 32
40% of AMI: 9	Three Bedrooms: 0
30% of AMI: 7	Four Bedrooms: 0
Market: 0	Total: 36

Total Development Cost: \$6,165,291

RHTC's Requested: \$588,940
RHTC's Recommended: \$588,940

Home Funds Requested: \$0
Home Funds Recommended: \$0

Development Fund Request: \$0
Development Fund Recomm: \$0

Application Number: 2012A-C-039
BIN Number: IN-13-01100
DF Award Number: N/A
HOME Award Number: N/A

Final Score: 151.50

Set Aside: General



Project Name: Randall Lofts

Site Location: 616 South Harrison Street
Fort Wayne, IN 46802
Allen County

Project Type: Rehab

Owner: Randall Lofts, LP
Ronda Shrewsbury Weybright
111 N. Rangeline Road
Carmel, IN 46032

Developer: RealAmerica Development, LLC

of Units at Each Set-Aside

60% of AMI: 11
50% of AMI: 13
40% of AMI: 10
30% of AMI: 8
Market: 2

Unit Mix

One Bedroom: 32
Two Bedrooms: 12
Three Bedrooms: 0
Four Bedrooms: 0
Total: 44

Total Development Cost: \$7,460,607

RHTC's Requested: \$674,246

RHTC's Recommended: \$674,246

Application Number: 2013A-C-040

BIN Number: IN-13-01200

Final Score: 161.5

Set Aside: Community Impact





Project Name: RomWeber Flats II

Site Location: 117 Depot Street
Batesville, Indiana 47006
Ripley County

Project Type: Rehab

Owner: RW Flats II, LP
Bruce Rippe
4 S. Park Avenue
Batesville, Indiana 47006

Developer: Mt. Adams Investment, LTD-Fawn Bouille

of Units at Each Set-Aside

60% of AMI: 8
50% of AMI: 8
40% of AMI: 8
30% of AMI: 6
Market: 0

Unit Mix

One Bedroom: 22
Two Bedrooms: 8
Three Bedrooms: 0
Four Bedrooms: 0
Total: 30

Total Development Cost: \$6,407,000
RHTC's Requested: \$625,484
RHTC's Recommended: \$625,484

Home Funds Requested: \$400,000
Home Funds Recommended: \$400,000

Development Fund Request: \$200,000
Development Fund Recomm: \$200,000

Application Number: 2012A-C-043
BIN Number: IN-13-01300
DF Award Number: DFL-013-161
HOME Award Number: HM-012-006

Final Score: 174.5

Set Aside: Preservation





Project Name: Senior Housing at Anderson YMCA

Site Location: 28 West 12th Street
Anderson, IN 46016
Madison County

Project Type: Rehab

Owner: Senior Housing at Anderson YMCA LP
Jay Kittenbrink
3870 Virginia Avenue
Cincinnati, OH 45227

Developer: Episcopal Retirement Homes Affordable
Living, LLC

of Units at Each Set-Aside

60% of AMI: 8
50% of AMI: 8
40% of AMI: 8
30% of AMI: 6
Market: 0

Unit Mix

Zero Bedroom: 1
One Bedroom: 26
Two Bedrooms: 3
Three Bedrooms: 0
Four Bedrooms: 0
Total: 30

Total Development Cost: \$5,923,591

RHTC's Requested: \$434,419
RHTC's Recommended: \$434,419

Application Number: 2013A-C-044
BIN Number: IN-13-01400

Final Score: 164.5

Set Aside: Not-for-Profit





INDIANA HOUSING & COMMUNITY DEVELOPMENT AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

PROJECT NAME: The Park Lofts at Huntington

SITE LOCATION: 41 East Park Drive & 607 Warren St.
Huntington, IN 46750
Huntington County

PROJECT TYPE: Acquisition/Rehabilitation
PROJECT DESIGNATION: Elderly

APPLICANT: MV Affordable Housing LLC
Brian McGeady
9349 WaterStone Blvd.
Cincinnati, OH 45249
513-774-8400

PRINCIPALS: Miller-Valentine Operations, Inc.

OF UNITS AT EACH SET ASIDE:

60% of AMI: 17
50% of AMI: 17
40% of AMI: 14
30% of AMI: 11
Market Rate: 0

UNIT MIX

Efficiency: 0
One bedroom: 30
Two bedroom: 29
Three bedroom: 0
Four bedroom: 0
Total units: 59

TOTAL PROJECTED COSTS: \$11,433,883
COST PER SQUARE FOOT: \$165.20

CREDIT REQUESTED: \$1,106,446
CREDIT RECOMMENDED: \$1,106,446
DEVELOPMENT FUND REQUESTED: \$500,000
DEVELOPMENT FUND RECOMMENDED: \$500,000

APPLICANT NUMBER: 2013A-C-048
BIN NUMBER: IN-13-03000
DEVELOPMENT FUND LOAN NUMBER: DFL-013-175
SELF-SCORE: 170.75
IHCDA SCORE: 159.25
SET-ASIDE: Small City



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EQUAL OPPORTUNITY EMPLOYER AND HOUSING AGENCY

State of Indiana
Lieutenant Governor
Sue Ellspermann





Project Name: The Point on Fall Creek II

Site Location: Southwest Corner of Allisonville & 46th St
Indianapolis, IN 46205
Marion County

Project Type: New Construction

Owner: The Point on Fall Creek II, LP
Philip R. Smith
2811 E 10th St, Ste F
Indianapolis, IN 46201

Developer: Partners in Housing Development Corporation

# of Units at Each Set-Aside	Unit Mix
60% of AMI: 14	One Bedroom: 50
50% of AMI: 14	Two Bedrooms: 0
40% of AMI: 12	Three Bedrooms: 0
30% of AMI: 10	Four Bedrooms: 0
Market: 0	Total: 50

Total Development Cost: \$8,376,519

RHTC's Requested: \$782,514
RHTC's Recommended: \$782,514

Home Funds Requested: \$400,000
Home Funds Recommended: \$400,000

Development Fund Request: \$0
Development Fund Recomm: \$0

Application Number: 2012A-C-049
BIN Number: IN-13-01500
DF Award Number: N/A
HOME Award Number: HM-012-011

Final Score: 155.75
Set Aside: Housing First





Project Name: The Retreat on Washington

Site Location: 3100 Ohio Street
Indianapolis, IN 46222
Marion County

Project Type: New Construction

Owner: Pedcor Investments-2011-CXLI, L.P.
Thomas G. Crowe
One Pedcor Square, 770 3rd Ave. S.W.
Carmel, IN 46032

Developer: BAC Development, LLC

<u># of Units at Each Set-Aside</u>	<u>Unit Mix</u>
60% of AMI: 18	One Bedroom: 24
50% of AMI: 18	Two Bedrooms: 38
40% of AMI: 14	Three Bedrooms: 0
30% of AMI: 12	Four Bedrooms: 0
Market: 0	Total: 62

Total Development Cost: \$13,191,269

RHTC's Requested: \$1,294,525
RHTC's Recommended: \$1,294,525

Home Funds Requested: \$0
Home Funds Recommended: \$0

Development Fund Request: \$0
Development Fund Recomm: \$0

Application Number: 2013A-C-051
BIN Number: IN-13-01600
DF Award Number: n/a
HOME Award Number: n/a

Final Score: 163.25



Set Aside:

Elderly



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EQUAL OPPORTUNITY EMPLOYER AND HOUSING AGENCY

State of Indiana

Lieutenant Governor





Project Name: The Villages at Van Cleve

Site Location: 503 East Van Cleve Street
Hartford City, IN 47348
Blackford County

Project Type: Rehab/New Const.

Owner: The Villages of Van Cleve, L.P.
Ben Hodgin
121 North High Street
Hartford City, IN 47348

Developer: Blackford Development Corporation

of Units at Each Set-Aside

60% of AMI: 13
50% of AMI: 13
40% of AMI: 11
30% of AMI: 9
Market: 0

Unit Mix

One Bedroom: 39
Two Bedrooms: 7
Three Bedrooms: 0
Four Bedrooms: 0
Total: 46

Total Development Cost: \$5,402,648

RHTC's Requested: \$520,000

RHTC's Recommended: \$520,000

Home Funds Requested: \$400,000

Home Funds Recommended: \$400,000

Development Fund Request: \$500,000

Development Fund Recomm: \$300,000

Application Number: 2013A-C-052

BIN Number: IN-13-01700

DF Award Number: DFL-013-165

HOME Award Number: HM-012-009

Final Score: 169.25



Set Aside:

Rural



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EQUAL OPPORTUNITY EMPLOYER AND HOUSING AGENCY

State of Indiana

Lieutenant Governor





Project Name: Valley Apartments

Site Location: 402 West Seminar7 Street
Vevay, IN 47043
Switzerland County

Project Type: Rehab and New Construction

Owner: Valley Apartments, L.P.
Edward E. Keller, Jr.
4530 Merchant Road
Fort Wayne, IN 46818

Developer: Keller Development, Inc.

<u># of Units at Each Set-Aside</u>	<u>Unit Mix</u>
60% of AMI: 9	One Bedroom: 32
50% of AMI: 8	Two Bedrooms: 0
40% of AMI: 8	Three Bedrooms: 0
30% of AMI: 7	Four Bedrooms: 0
Market: 0	Total: 32

Total Development Cost: \$3,352,113

RHTC's Requested: \$272,593
RHTC's Recommended: \$272,593

Home Funds Requested: \$0
Home Funds Recommended: \$0

Development Fund Request: \$0
Development Fund Recomm: \$0

Application Number: 2013A-C-057
BIN Number: IN-13-01800
DF Award Number: n/a
HOME Award Number: n/a

Final Score: 157.50



Set Aside:

Rural



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State of Indiana

Lieutenant Governor





Project Name: Walnut Commons

Site Location: 500 North Walnut Street
Muncie, IN 47302
Delaware County

Project Type: New Construction

Owner: DDG Walnut, LP
Johana Vargas Casanova
900 W. Jackson Boulevard, Suite 2W
Chicago, IL 60607

Developer: Daveri Development Group, LLC

# of Units at Each Set-Aside	Unit Mix
60% of AMI: 11	Zero Bedroom: 14
50% of AMI: 11	One Bedrooms: 30
40% of AMI: 11	Two Bedrooms: 0
30% of AMI: 11	Three Bedrooms: 0
Market: 0	Four Bedroom: 0
	Total: 44

Total Development Cost: \$8,320,259

RHTC's Requested: \$777,236
RHTC's Recommended: \$777,236

Home Funds Requested: \$233,986
Home Funds Recommended: \$200,000

Development Fund Request: \$500,000
Development Fund Recomm: \$500,000

Application Number: 2013A-C-060
BIN Number: IN-13-01900
DF Award Number: DFL-013-166
HOME Award Number: HM-012-005

Final Score: 155.25

Set Aside:

Housing First



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EQUAL OPPORTUNITY EMPLOYER AND HOUSING AGENCY

State of Indiana

Lieutenant Governor





Project Name: Warren Village

Site Location: 1300 North 25th Street
Terre Haute, IN 47807
Vigo County

Project Type: Acquisition Rehab/New Const.

Owner: Warren Village, LP
Jeff Stewart
2001 N. 19th Street
Terre Haute, IN 47804

Developer: Low Income Housing Development
Corporation of Terre Haute

# of Units at Each Set-Aside	Unit Mix
60% of AMI: 30	One Bedroom: 109
50% of AMI: 32	Two Bedrooms: 0
40% of AMI: 27	Three Bedrooms: 0
30% of AMI: 20	Four Bedrooms: 0
Market: 0	Total: 109

Total Development Cost: \$15,682,795

RHTC's Requested: \$1,500,000
RHTC's Recommended: \$1,500,000

Home Funds Requested: \$0
Home Funds Recommended: \$0

Development Fund Request: \$500,000
Development Fund Recomm: \$500,000

Application Number: 2012A-C-061
BIN Number: IN-13-02000
DF Award Number: DFL-013-169
HOME Award Number: N/A

Final Score: 172



Set Aside:

Preservation



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EQUAL OPPORTUNITY EMPLOYER AND HOUSING AGENCY

State of Indiana

Lieutenant Governor

